

AUG 04 2020

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

IDWR / NORTH

Notice of Change in Water Right Ownership

1. List the numbers of all water rights and/or adjudication claim records to be changed. If you only acquired a portion of the water right or adjudication claim, check "Yes" in the "Split?" column. If the water right is leased to the Water Supply Bank, check "Yes". If you are not sure if the water right is leased to the Water Supply Bank, see #6 of the instructions.

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
81-7125	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Michael P. Nipp
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Shawn Anderson, Amanda Anderson
New owner(s) as listed on the conveyance document Name connector ☒ and ☐ or ☐ and/or

14118 113th Ave NE Kirkland WA 98034
Mailing address City State ZIP
206) 235-8546 pokeronfriday@yahoo.com
Telephone Email

4. If the water rights and/or adjudication claims were split, how did the division occur?
☐ The water rights or claims were divided as specifically identified in a deed, contract, or other conveyance document.
☐ The water rights or claims were divided proportionately based on the portion of their place(s) of use acquired by the new owner.

5. Date you acquired the water rights and/or claims listed above: June 13th 2020

6. If the water right is leased to the Water Supply Bank changing ownership of a water right will reassign to the new owner any Water Supply Bank leases associated with the water right. Payment of revenue generated from any rental of a leased water right requires a completed IRS Form W-9 for payment to be issued to an owner. A new owner for a water right under lease shall supply a W-9. Water rights with multiple owners must specify a designated lessor, using a completed Lessor Designation form. Beginning in the calendar year following an acknowledged change in water right ownership, compensation for any rental will go to the new owner(s).

7. This form must be signed and submitted with the following **REQUIRED** items:

- ☐ A copy of the conveyance document – warranty deed, quitclaim deed, court decree, contract of sale, etc. The conveyance document must include a legal description of the property or description of the water right(s) if no land is conveyed.
☐ Plat map, survey map or aerial photograph which clearly shows the place of use and point of diversion for each water right and/or claim listed above (if necessary to clarify division of water rights or complex property descriptions).
☐ Filing fee (see instructions for further explanation):
o \$25 per *undivided* water right.
o \$100 per *split* water right.
o No fee is required for pending adjudication claims.
☐ If water right(s) are leased to the Water Supply Bank AND there are multiple owners, a Lessor Designation form is required.
☐ If water right(s) are leased to the Water Supply Bank, the individual owner or designated lessor must complete, sign and submit an IRS Form W-9.

8. Signature: [Signature] 7-13-2020
Signature of new owner/claimant Title, if applicable Date
Signature: [Signature] 7-13-2020
Signature of new owner/claimant Title, if applicable Date

For IDWR Office Use Only:

Received by NS Date 8/4/2020 Receipt No. N0306308 Receipt Amt. \$2500
Active in the Water Supply Bank? Yes ☐ No ☐ If yes, forward to the State Office for processing W-9 received? Yes ☐ No ☐
Name on W-9 _____ Approved by _____ Processed by NS Date 8/26/2020

RECEIVED

AUG 26 2020

IDWR / NORTH

Instrument # 524220

IDAHO COUNTY, IDAHO,

6-12-2020 03:29:23 PM No. of Pages: 2

Recorded for : IDAHO COUNTY TITLE

KATHY M. ACKERMAN

Fee: 15.00

Ex-Officio Recorder Deputy

(Space Above For Recorder's Use)

WARRANTY DEED

For value received, MICHAEL P. NIPP and KRISTI NIPP, husband and wife, ("Grantors"), do hereby grant, bargain, sell and convey to SHAWN ANDERSON and AMANDA ANDERSON, husband and wife, ("Grantees"), whose mailing address is: 14118 113th NE, Kirkland, WA 98034, and Grantees' heirs, successors and assigns forever, the following described real property situate in Idaho County, State of Idaho, (hereafter the "subject premises"):

Township 33 North, Range 5 East, Boise Meridian, Idaho County, Idaho
Section 33:

Part of the SW $\frac{1}{4}$ NE $\frac{1}{4}$, and the S $\frac{1}{2}$ NW $\frac{1}{4}$, of Section 33, more particularly described as follows:

Beginning at the intersection of a fence along the North boundary of the S $\frac{1}{2}$ N $\frac{1}{2}$ of said Section 33 and the westerly Right of Way line of the Suttler Creek Road, said point being N 88°35' W of and 3,170 feet from the Northeast corner of the S $\frac{1}{2}$ N $\frac{1}{2}$ of said Section 33;

thence N 88°35' W, 600.1 feet along a fence;

thence S 03°40' E, 94.5 feet along an existing fence;

thence S 02°45' W, 181.7 feet along the fence to the westerly Right of Way line of the Suttler Creek Road;

thence N 64°56' E, 421.4 feet along said road Right of Way line;

thence N 70°40' E, 181.2 feet along said road Right of Way line;

thence N 64°30' E, 55.0 feet more or less along said road Right of Way line to the Point of Beginning.

Sometimes known as Assessor's Tax No. 19.

SUBJECT TO taxes and assessments for the current year, and all subsequent years, together with any and all existing easements, rights-of-way, reservations, covenants, restrictions and encumbrances of record, and the following matters:

1. All matters, covenants, conditions, restrictions, easements and any rights, interests or claims which may exist by reason of any Indian treaty or aboriginal rights, or by reason of any portion of the subject premises being situated within the reputed reservation of the Nez Perce Tribe of Indians.

2. All land is subject to the provision of Section 58-604, Idaho Code Annotated, which grants over all lands belonging to the State a right of way for ditches, tunnels and telephone and transmission lines, constructed by authority of the United States; and to the

provisions of Section 47-701, Idaho Code Annotated, reserving to the State all mineral rights in lands sold subsequent to the 8th day of May, 1923.

3. Encroachments as shown on Survey No. S-950, recorded September 12, 1994, under Instrument No. 376422, records of Idaho County, Idaho.

4. Matters as shown, including but not limited to fencelines, in Survey No. S-950, recorded September 12, 1994, under Instrument No. 376422; Survey No. S-988, recorded February 3, 1995, under Instrument No. 378662; and Survey No. S-3526, recorded June 25, 2018, under Instrument No. 514440, all records of Idaho County, Idaho.

5. Any loss or damages arising by reason of the ambiguity or lack of precision in the legal description.

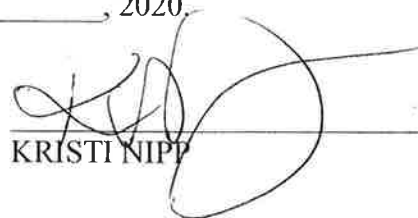
TOGETHER WITH any and all estate, right, title, interest, appurtenances, tenements, hereditaments, reversions, remainders, easements, rights-of-way and water rights in anywise appertaining to the real property herein described.

The Grantors covenant to the Grantees that Grantors are the owners of the subject premises in fee simple; that the subject premises is free from all encumbrances, excepting those as may be herein set forth, and excepting those of record, and that Grantors will warrant and defend the same from all lawful claims.

Except as otherwise expressly provided in this instrument, Grantors hereby declare pursuant to Title 5, Chapter 2 of the Idaho Code, that in the event Grantors shall have permitted or suffered at any time prior to the making of this instrument, any person or entity to possess, use or occupy the subject premises, or any portion thereof, for any purpose, with or without the knowledge of Grantors, it was not the intent of Grantors, by permitting or suffering such possession, use or occupation, to thereby define property boundaries or ownership thereof.

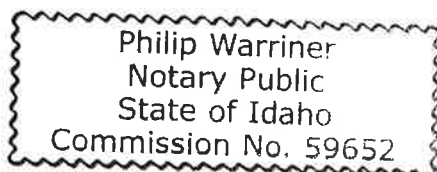
DATED this 11th day of June, 2020.


MICHAEL P. NIPP


KRISTI NIPP

State of Idaho)
: ss.
County of Canyon)

This record was acknowledged before me on June 11, 2020, by MICHAEL P. NIPP and KRISTI NIPP.




Signature of notary public
My commission expires: 05/14/2024



State of Idaho

DEPARTMENT OF WATER RESOURCES

Northern Region • 7600 N. Mineral Drive, Suite 100 • Coeur d'Alene, Idaho 83815-7763
Phone: (208) 762-2800 • Fax: (208) 762-2819 • Website: www.idwr.idaho.gov

C.L. "BUTCH" OTTER
Governor

GARY SPACKMAN
Director

October 17, 2016

MICHAEL P NIPP
1118 S CAMAS STREET
NAMPA ID 83686

Re: Change of Ownership for Water Right/Permit No(s): 81-7125

Dear Water Right Holder(s):

The Department acknowledges the receipt of correspondence changing ownership of the above referenced water right(s) to you. The Department has modified its records to reflect this change in ownership and has enclosed a computer-generated report for your records.

Updating the ownership record for a water right does not reconfirm the validity of the right. When processing an ownership change notice, the department does not review the history of water use to determine if the right has been forfeited through five years or more of non-use. To read more about water right forfeiture, including how to protect a water right from forfeiture, please see § 42-222 and §42-223, Idaho Code.

Also note that as of July 1, 1996, water right owners are required to report any change of water right ownership and any change of mailing address of the owner of a water right, to the Department. Notice of the change must be provided to the Department within 120 days of the change. Water right forms are available from any office of the Department, or at www.idwr.idaho.gov.

If you have any questions concerning the enclosed information, please feel free to contact me at (208) 762-2800.

Sincerely,

Natalie Steading

Natalie Steading
Technical Records Specialist I

Enclosure(s)

IDAHO DEPARTMENT OF WATER RESOURCES

10/17/2016

Proof Report

Water Right 81-7125

Owner Type **Name and Address**
 Current Owner MICHAEL P NIPP
 1118 S CAMAS ST
 NAMPA, ID 83686
 208-830-6374

Previous Owner JAMES R BRAUNER
 HC 75 BOX 115A
 KOOSKIA, ID 83539
 (208)926-4219

Priority Date: 5/13/1988**Basis:** License**Status:** Active

Source
 SUTTLE CREEK

Tributary
 MIDDLE FORK CLEARWATER RIVER

<u>Beneficial Use</u>	<u>From</u>	<u>To</u>	<u>Diversion Rate</u>	<u>Volume</u>
DOMESTIC	1/01	12/31	0.040 CFS	1.2 AF
	<u>Total Diversion</u>		0.040 CFS	1.2 AF

Source and Point(s) of Diversion

SUTTLE CREEK SENW Sec. 33, Twp 33N, Rge 05E, IDAHO County

Place Of Use

DOMESTIC within IDAHO County

			NE				NW				SW				SE				Totals
Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
33N	05E	33								X									

Conditions of Approval:

1. Domestic use is for 1 home.
2. 004 The issuance of this right does not grant any right-of-way or easement across the land of another.

Dates and Other Information

Licensed Date: 4/28/1992

Mitigation Plan: False

Combined Use Limits

N/A

SubCase:

N/A

STATE OF IDAHO

LAND USE PERMIT NO. LU420037

Permission is hereby granted to Mike Nipp ("Permittee") to acquire right of way across endowment lands for water distribution from Idaho Water Right Number 81-7125 from Suttler Cr to property on the following described lands ("Permit Area") as shown on Attachment 1 of this Permit.

<u>Twn</u>	<u>Rng</u>	<u>Sec</u>	<u>Description</u>	<u>County</u>	<u>Acres</u>	<u>(IDL Fund)</u>	<u>AUMs (If Needed)</u>
33N	05E	33	N2N2	Idaho	160	UI	n/a

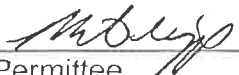
This permit is subject to the following terms and conditions:

1. This authorization is effective upon signature by the Idaho Department of Lands ("Permitter") and upon payment of the required fee by the Permittee.
2. This permit is granted in consideration of the receipt of a onetime fee of \$250.00
3. The Permittee must notify the Permitter within 7 days before construction and/or land disturbance within the permitted land area. Permittee must notify the Permitter within 7 days of completion of any electrical/pipeline installation, maintenance, and all associated land disturbance to schedule a possible inspection of compliance.
4. The Permittee is allowed to access endowment lands for pipeline and electrical line installation, inspection, and maintenance.
5. Only non-motorized ("hand tools" only) land disturbance is allowed within the permit boundary.
6. Permitter may require site reclamation in the case of resource degradation.
7. The Permittee shall indemnify and hold harmless the State of Idaho and its representatives against and from any and all demands, claims or liabilities of every nature whatsoever, arising directly or indirectly from or in any way connected with the use authorized under this permit.
8. This permit may be cancelled after written notice to the Permittee of non-compliance with the terms herein and failure of the Permittee to correct noted non-compliance.
9. This permit is non-exclusive to the Permittee, except that other uses will not be designed to restrict the Permittee in the exercise of this permit.
10. The Permittee will comply with all federal, state, and local laws and with all rules and regulations of the State Board of Land Commissioners pertaining to

forest and watershed protection, and with the Stream Channel Protection Act as designated in Chapter 38, Title 42 of the Idaho Code as administered by the Department of Water Resources.

11. The Permittee will be required to maintain and leave the Permit Area in a clean and tidy condition.
12. It is understood and agreed that the Permittee shall take measures to control noxious weeds within the permitted area in accordance with Title 22, Chapter 24, Idaho Code. The Permittee shall cooperate with any state or other agency authorized to undertake programs for control or eradication of noxious weeds. Failure to comply would be justification for Permittor to terminate the permit.
13. Payments must be received on or before the due date to avoid late fees. Payments received after the due date will be assessed late fees as follows: 1% of the unpaid balance or \$25 whichever is greater for the first month and 1% of the unpaid balance each month thereafter. Late fees will continue to accrue on your account until all rent and fees are paid in full.
14. PERMITTOR may terminate this Permit upon thirty (30) days' written notice to PERMITTEE. PERMITTEE may terminate this Permit upon thirty (30) days' written notice to PERMITTOR. The permit shall terminate if an easement is developed between PERMITTOR and PERMITEE before the agreed upon expiration date of this permit.

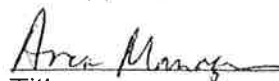
This permit is effective 6/19, 2018
This permit shall expire on 6/18, 2028.


Permittee

Owner
Title

6/15/18
Date


IDL Approver


Title

6/19/2018
Date



State of Idaho

DEPARTMENT OF WATER RESOURCES

Northern Region • 7600 N MINERAL DR STE 100 • COEUR D'ALENE, ID 83815-7763
Phone: (208)762-2800 • Fax: (208)769-2819 • Website: www.idwr.idaho.gov

Brad Little
Governor

Gary Spackman
Director

August 26, 2020

SHAWN ANDERSON
AMANDA ANDERSON
14118 113TH AVE NE
KIRKLAND WA 98034-1038

Re: Change in Ownership for Water Right No(s): 81-7125

Dear Water Right Holder(s):

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Please note, water right owners are required to report any change of water right ownership and any change of mailing address to the Department within 120 days of the change. Reporting forms are available from any office of the Department, or from the Department's website.

If you have any questions concerning the enclosed information, please contact me at (208) 762-2813.

Sincerely,


Natalie Steading
Tech Records Specialist 1

Enclosure(s)